



"The City With a Heart"

Kevin Chase, *Chair*
Perry Petersen, *Vice-Chair*
Rick Biasotti
Mary Lou Johnson
Joe Sammut
Sujendra Mishra
Bob Marshall, Jr

AGENDA

PLANNING COMMISSION MEETING

March 16, 2010

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: Meeting of February 16, 2010

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS Note: If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 589 San Mateo Avenue (APN: 020-143-240)

Environmental Determination: Categorical Exemption

Zoning: C-B-D.

Request for a Use Permit to operate a martial arts studio within the C-B-D Central Business Zoning District and Parking Exception to allow conversion from a photo retail center to a martial arts studio without providing additional parking per Chapters 12.96.120.C.7 and 12.100.120, of the San Bruno Zoning Ordinance. Annette Dancel (Applicant), Daniel Lee (Property Owner) UP-10-004 & PE-10-002.

B. 591 San Mateo Avenue (APN: 020-143-240)

Environmental Determination: Categorical Exemption

Zoning: C-B-D.

Request for a Parking Exception to allow conversion from a computer repair store to a Hookah Bar without providing additional parking per Chapter 12.100.120, of the San Bruno Zoning Ordinance. Amitesh Maharaj (Applicant), Daniel Lee (Property Owner) PE-10-001.

C. Adjacent to 1736 Niles Avenue (APN: Public right-of-way)

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Conditional Use Permit to install a wireless telecommunications facility within a residential zoning district on a joint utility pole in the public right-of-way per Sections 12.220 and 12.84.160 of the San Bruno Zoning Ordinance. T-Mobile West Corporation (Applicant), City of San Bruno –public right-of-way (Property Owner), Northern California Joint Pole Association (Pole owner) UP-09-025.

D. Adjacent to 1439 Park Avenue (APN: Public right-of-way)

Environmental Determination: Categorical Exemption

Zoning: R-1.

Request for a Conditional Use Permit to install a wireless telecommunications facility within a residential zoning district on a joint utility pole in the public right-of-way per Sections 12.220 and 12.84.160 of the San Bruno Zoning Ordinance. T-Mobile West Corporation (Applicant), City of San Bruno –public right-of-way (Property Owner), Northern California Joint Pole Association (Pole owner) UP-09-024.

6. DISCUSSION

A. CITY STAFF DISCUSSION

Select the April 15, 2010 Architectural Review Committee members

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on April 20, 2010 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.